



**3 Bedroom House - Semi-Detached**  
**located on Binley Road, Coventry**  
**£375,000**





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**£375,000**

- STUNNING CHARACTERFUL HOME
- FOUR BEDROOMS, TWO BATHROOMS
- TWO RECEPTION ROOMS
- GATED, SECURE MULTI-CAR DRIVEWAY
- BEAUTIFULLY IMPROVED AND MAINTAINED
- PRIVATE COURTYARD GARDEN
- TUCKED AWAY OFF OF BINLEY ROAD
- WOOD BURNER IN LIVING ROOM

RARE & BEAUTIFULLY PRESENTED CHARACTER COTTAGE IN A SOUGHT-AFTER LOCATION – THREE BEDROOMS PLUS OFFICE ROOM, TWO BATHROOMS, TWO RECEPTION ROOMS – GATED MULTI-CAR DRIVEWAY – VIEWING HIGHLY RECOMMENDED

This charming and characterful cottage offers a wonderful blend of period style and modern-day flexibility. Set behind a gated entrance, the property immediately impresses with its warmth, cottage-style appeal, and thoughtfully arranged accommodation.

The ground floor features a welcoming hallway leading to a cosy living room with a wood-burning stove, creating an inviting space for relaxing evenings. A second reception room provides versatile living, ideal as a dining room, snug, or additional sitting area.

The bright kitchen breakfast room is well suited to everyday family life while retaining the home's charming character. A stylish shower room/utility completes the ground floor.

Upstairs, the property offers three well-presented bedrooms alongside a another room currently used by the vendor as a home office, offering excellent flexibility for home working or additional storage. A thoughtfully designed family bathroom completes the first floor. The home is well maintained throughout and benefits from double glazing and gas central heating.

Outside, the gated driveway provides secure parking for multiple vehicles, while the private courtyard garden offers a peaceful and secluded space for outdoor dining or quiet relaxation.

A truly special home that must be viewed to be fully appreciated. Early viewing is strongly advised.





## LOCATION

Nestled in a peaceful tucked-away spot just off Binley Road, this enchanting cottage offers the perfect blend of village charm and city convenience.

Families will appreciate the proximity to highly regarded schools including Binley Village Primary School and St. Laurence's C of E Infant School, Ernesford Grange Academy, Ravensdale Primary and Caludon Castle Secondary.

For leisure and outdoor pursuits, Coombe Abbey Park, Brandon Wood, and the serene banks of the River Sowe are nearby. Whist the Warwickshire Shopping Park, Copsewood Sports Club, and University Hospital C&W are all within a short drive.

Excellent commuter links are at your fingertips, with the A46 providing access to Leamington, Kenilworth, and Birmingham, while Coventry Railway Station connects directly to London and beyond. The main Eastern Bypass is within easy reach, providing transport links to the A45 and then the M40 / M1.





## IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.



All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.



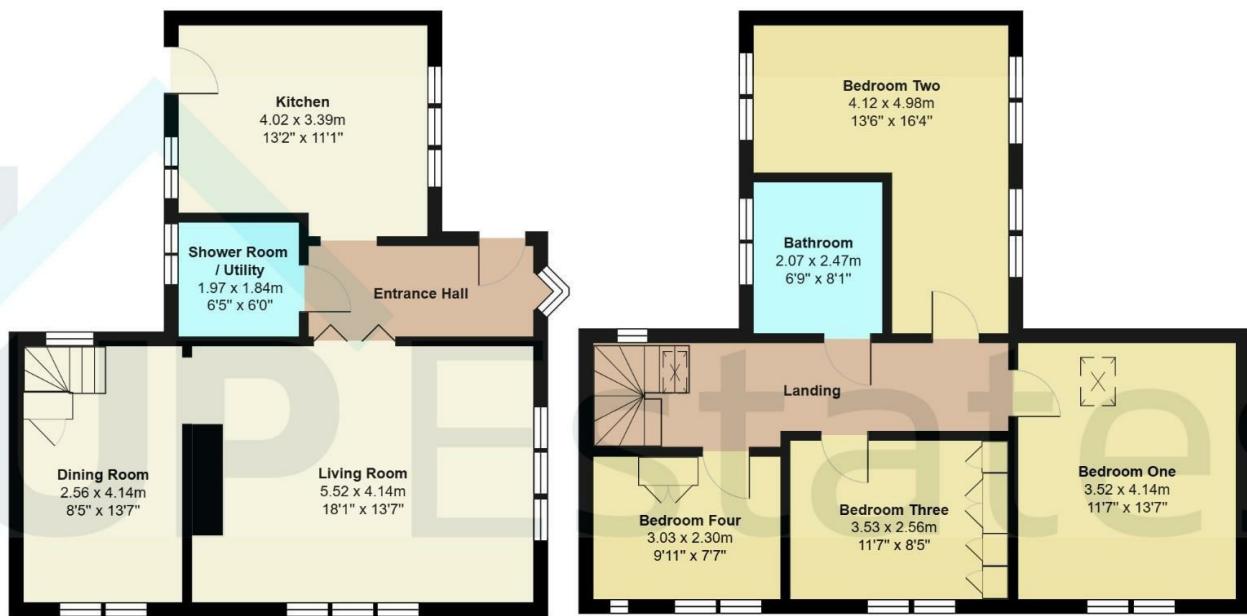
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Binley Road, Binley, Coventry





Total Area: 122.1 m<sup>2</sup> ... 1314 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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